

Report

| | |
|------------------|--|
| Report to: | Planning Committee |
| Date of Meeting: | 10 October 2017 |
| Report by: | Executive Director (Community and Enterprise Resources) |

| | |
|--------------------|---|
| Application No | HM/17/0312 |
| Planning Proposal: | Erection of 26 Flatted Dwellings and 16 Terraced Dwellinghouses With Associated Amenity Space and Car Parking |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley/Wilson Developments
- Location : Carlisle Road
Ferniegair
Hamilton

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission - Subject to Conditions (based on the conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: John Russell Partnership
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 1 - Spatial Strategy
Policy 4 - Development management and placemaking
Policy 12 - Housing Land
Policy 14 - Green Network and Greenspace
Policy 16 - Travel and Transport

Development management, placemaking and design supplementary guidance (2015)

- ◆ Representation(s):
 - ▶ 9 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

◆ Consultation(s):

Network Rail

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

Environmental Services

Community Services – play provision/ facilities

Roads Development Management Team

Housing Services

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located adjacent to Carlisle Road at the southern side of Ferniegair. The site is essentially bounded on all sides by residential properties. It is bounded directly to the north east by the Hamilton/Larkhall railway line and to the South West by Carlisle Road. The site slopes from north west to south east and there is a significant fall in level from the roadway to the boundary with the railway track. The site extends to approximately 0.9 hectares and currently includes a mix of unmaintained grass, semi mature trees and scrub.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of 26 flatted dwellings and 16 terraced dwellinghouses with associated amenity space and car parking. The submitted supporting information advises that the proposal comprises a small development of two bedroom flats and three bedroom terraced houses which are to be considered as 'affordable homes' and are to be built on behalf of Clyde Valley Housing Association.
- 2.2 The proposed terraced dwellinghouses would be located within a fairly central location on the site and would be two storeys in height incorporating traditional pitched roofs. The dwellings would be finished with dark grey concrete roof tiles, a mixture of white render and buff brick walls and dark grey UPVC windows. The flatted dwellings would comprise a four storey block located to the rear of the site close to the site's northern boundary and a three storey block to the south of the proposed access road. Both blocks would incorporate traditional hipped roofs with windows on all elevations. The two flatted blocks would be set down within the contours of the site to ensure that their height is no higher than that of the existing block of flats located directly to the north of the site. The proposed finish materials for the flats are concrete roof tiles, a mixture of buff and grey facing brick with grey lining board for the exterior walls and dark grey UPVC window frames.
- 2.3 Access to the site would be via a new road taken directly from Carlisle Road. Car parking would be located to the front of the dwellings with parking provision provided at one space per flat and two spaces for each house. The proposed parking courts would be finished with permeable paving with the space under the parking utilised for SUDS control. Throughout the development the road is bounded by landscaping in private gardens and amenity spaces. The landscaping throughout the site would be designed using native species of trees such as Rowan, Lime, Ash, Alder, Birch, Beech, Crab Apple and Pine. It is also intended to use beech hedging throughout the development.
- 2.4 A Design and Access Statement and Geotechnical and Geo-Environmental Interpretative Report were submitted with the application as supporting documents.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is designated for residential use in the adopted South Lanarkshire Local Development Plan where it is identified as part of the 2014 Housing Land Supply. The site also forms part of the Ferniegair Community Growth Area and is covered by the Green Network. The relevant policies for the assessment of the application are Policy 1 - Spatial Strategy, Policy 4 - Development Management and Place Making, Policy 12 - Housing Land, Policy 14 - Green Network and Greenspace, Policy 16 - Travel and Transport and Policy 17 – Water Environment and Flooding.

An assessment of the proposal against the above policies is contained in Section 6 of this report.

3.2 **Relevant Government Advice/Policy**

- 3.2.1 In terms of residential development, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.3 **Planning Background**

- 3.3.1 There have been no previous planning applications submitted for this site.

4 **Consultation(s)**

- 4.1 **Environmental Services** – requested that a decision on the application be deferred until a Noise Assessment (NA) is submitted by the applicant to determine the impact of rail noise on the proposed development in addition to a comprehensive site investigation report.

Response:- Noted. A Noise Assessment report and a Site Investigation Report have been submitted and any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised and ensure that the recommendations of the report are fully implemented.

- 4.2 **Roads Development Management Team**– have no objections to the application subject to conditions requiring the provision of adequate visibility splays, parking provision within the site, driveway surfacing and drainage and the provision of wheel washing facilities.

Response:- Noted. The submitted site layout incorporates the appropriate level of car parking for the development and any consent granted would incorporate appropriately worded conditions to address the above matters.

- 4.3 **Roads and Transportation Services (Flood Risk Management)** - have no objections to the application subject to conditions requiring the submission of a Flood Risk/Drainage Assessment for the Council's further approval and the provision of a sustainable urban drainage system (SuDS) within the site designed and independently checked in accordance with the Council's current SuDS Design Criteria Guidance Note.

Response:- Noted. Any consent granted would incorporate appropriately worded conditions to address the above matter.

- 4.4 **Scottish Water** – have no objections to the application.

Response:- Noted. Any planning consent granted would be conditioned to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards.

- 4.5 **Housing Services** – raised no objections to the proposal.

Response:- Noted.

- 4.6 **Community Services** – have no objections to the proposal. The planning application is acceptable in principle from a community/play provision perspective. If any open spaces/play areas were to be progressed as part of the development it should be noted that the Council's Grounds Services would not adopt any of the areas for future maintenance and, as such, consideration of a factoring arrangement or similar would be required. The Council's Residential Design Guide should be used throughout the application process.

Response:- The above comments are noted. In addition, as the proposal relates to the provision of affordable housing, no financial contributions would be requested by the Council in this instance.

- 4.7 **Network Rail** – have no objections to the application subject to the inclusion of a number of conditions and advisory notes to any consent granted relating to matters including drainage, lighting, boundary treatment, etc.

Response:- Noted. The consent incorporates appropriately worded conditions and informatives where required.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser under the category Non Notification of Neighbours. Nine letters of representation have been received in relation to the application. The grounds of objection are summarised below:

- a) **The proposed development will result in a loss of nature. The application site comprises a field of wild flowers including bluebells which are protected under the Wildlife and Countryside Act 1981. There are also animals including and not restricted to rabbits, foxes, birds and badgers which will be affected.**

Response: The site is not covered by any statutory wildlife designations however following the objections from neighbours, the applicant has been requested to submit a Habitat Survey and has instructed this to be carried out. Conditions will be attached to any consent issued to ensure that this is submitted and approved prior to any works commencing on site and the recommendations contained within the report are implemented.

- b) **The development would adversely affect highway safety. There have been numerous accidents even though traffic speeds have had to be reduced from 50 to 40 and in parts 30 mph since the Robertson Homes houses began opposite this site.**

Response: Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues and that a sufficient amount of car parking is being provided for the development.

- c) **Drainage will be a huge impact as the road can flood in winter.**

Response: No adverse comments have been raised by any of the consultees in relation to this matter. However, any consent granted would incorporate conditions requiring the submission of a Flood Risk/Drainage Assessment for the Council's further approval and the provision of a sustainable urban drainage system (SuDS) within the site.

- d) **The effect of the development on the character of the neighbourhood should be considered as it would no longer be rural.**

Response: The application site is designated for residential use in the adopted South Lanarkshire Local Development Plan where it is identified as part of the 2014 Housing Land Supply. The site also forms part of the Ferniegair Community Growth Area.

- e) **Traffic Generation is already having an impact on existing properties due to the increase of housing in the new development opposite and the noise and disturbance with further housing would add to this impact.**

Response: Whilst Environmental Services requested the submission of a Noise Assessment to determine the impact of rail noise on the proposed development, they raised no adverse comments in terms of any potential impact that the proposed development may have on existing properties in the area.

- f) The visual impact of the development on 213 Carlisle Road should be considered.**

Response: The design and layout of the proposal is considered to be acceptable. This matter is discussed in detail in Section 6 of this report.

- g) It would appear that the drying area associated with 213 Carlisle Road is now incorporated in this development. It would now appear to be marked as amenity area for this new development and will also impact on the property's car parking area. It should be clarified if the drawings are indeed correct or if there is an error on these plans?**

Response: Whilst this is a legal matter which requires to be resolved by the parties concerned the matter has been raised with the applicant's agent who has confirmed in writing that all of the land contained within the application site is within the applicant's ownership.

- h) The proposal will have an adverse effect on the residential amenity through loss of privacy.**

Response: The proposed buildings are positioned such that they comply with the minimum 20 metres distance required between directly facing habitable windows which ensures that there will be no adverse impact to those properties in terms of overshadowing or loss of privacy.

- i) The density of the proposed development will feel overbearing. There are already two new housing developments directly in front of the site which have affected the open aspect of the whole neighbourhood.**

Response: The proposed layout complies with the guidance contained within the Council's Residential Design Guide. It is considered that the proposal does not represent overdevelopment of the site and is in keeping with development in the surrounding area.

- j) In reading through the various forms, there is an error in the initial application by the company - page 4 of 7 regarding Trees and the existence of trees on or adjacent to the proposed site. The applicant indicated no which is incorrect. There are trees and overhanging canopy.**

Response: This matter has been raised with the applicant who has advised that this was an error during the submission of the application. The trees are evident on site.

- k) We have a private park for our children here in the Robertson Homes development and this is going to be overflowing with children that do not live here.**

Response: This is not a valid planning consideration.

- l) Ferniegair is overcrowded as it is and there are insufficient amenities or infrastructure. There is no local shop, nursery or school. This proposal is going to be an absolute disruption to the community.**

Response: The site forms part of the Ferniegair Community Growth Area and is part of a larger planned housing release. As part of this release, the capacity of existing infrastructure was assessed and developer contributions

have been requested for all private dwellings built within the area. This will contribute to additional community and educational facilities and road upgrades. This site will provide affordable housing within the area.

- m) Would like to see more plans detailing how far back the flats will be situated from the road and my property.**

Response: It is considered that the submitted drawings, which are available to view on the Council's website, show a sufficient level of detail to enable a proper assessment of the proposal.

- n) The land has been classified as "contaminated during construction". Procedures will be undertaken to make the land safe and workers will be required to use PPE. I require an explanation and assurance of procedures for mitigation of contamination to our personal property while remediation and construction is ongoing.**

Response: A Site Investigation Report was submitted by the applicant which identified some contamination within the site. It is anticipated that this will be resolved through the implementation of the required earthworks however a small area of the site will require to be capped. Conditions will be attached to ensure that the works recommended by the Site Investigation Report are carried out to the satisfaction of the Council.

- o) Construction of the buildings will block our satellite signal. How will our loss of satellite signal be remedied? This is protected by the EU Court of Human Rights.**

Response: This is not a relevant planning matter.

- p) The introduction of a four storey block of flats parallel to our windows will result in a loss of privacy and greatly diminish the natural light we receive.**

Response: An amended site plan was submitted which shows the block of flats referred to above, Block A is positioned approximately 20.02 metres away from the existing adjacent building which complies with the minimum 20 metres distance required between directly facing habitable windows. It is considered that the proposed buildings will be positioned a sufficient distance away from existing properties to ensure that there will be no adverse impact to those properties in terms of overshadowing or loss of privacy.

- q) The plans include food waste, refuse and recycling bins located in the car park side closest to our building. A large collection of these bins is known to produce strong odours. Would the architect consider moving the bin storage to the opposite side of the car park to allow greater 'diffusion' of the odours before they reach our windows?**

Response: The applicant submitted an amended site layout which shows the proposed bin storage area re-located away from the front of the site. The bin storage area would be located approximately 12.40 metres away from the existing block of flats adjacent to the site. No adverse comments have been raised by Environmental Services in relation to the position of the bin storage.

- r) **The development company should be able to give us a timetable for their construction start date and estimated length of project. An assurance that on site sanitation and portable toilets will be maintained and emptied regularly so not to cause odours in close proximity to our personal living spaces.**

Response: The applicant is required to advise the Planning Service in writing of the initiation and completion dates of the development. Matters relating to odours would be addressed by Environmental services where necessary.

- s) **There should be an assurance from the developers that workers employed by this company will be proactively respectful of the close proximity of our personal living spaces.**

Response: This is not a valid planning consideration.

- 5.2 These letters are available for inspection in the usual manner and on the Councils Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of 26 flatted dwellings and 16 terraced dwellinghouses with associated amenity space and car parking. The submitted supporting information advises that the proposed development comprises a small development of two bedroom flats and three bedroom terraced houses which are to be considered as 'affordable homes' and are to be built on behalf of Clyde Valley Housing Association. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of national planning policy relative to residential development, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. In this instance, the application site has been identified as a proposed housing site in the adopted Local Plan. The site would be accessible by public transport as all dwellings would be located within close proximity of both the nearest bus route and Chatelherault train station and the development would be well integrated into existing walking and cycling networks. In terms of green networks, it is considered that the proposal incorporates an appropriate level of amenity space and landscaping linked by footpaths. Biodiversity is encouraged in these areas through the provision of a wildflower meadow, SUDS pond and structure planting. A footpath/cycle connection to the wider Green Network to the south is also provided to ensure continuity in the Network. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.3 In terms of local plan policy, the application site is designated for residential use in the adopted South Lanarkshire Local Development Plan where it is identified as part of the 2014 Housing Land Supply. The site also forms part of the Ferniegair Community Growth Area and is covered by the Green Network. The relevant policies for the assessment of the application are Policy 1 - Spatial Strategy, Policy 4 - Development Management and Place Making, Policy 12 - Housing Land, Policy 14 - Green Network and Greenspace, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

- 6.4 Policy 1 encourages sustainable economic growth and regeneration, protection and enhancement of the built and natural environment and a move towards a low carbon economy. This will be partly achieved through the delivery of the development proposals identified in Table 3.1: Spatial Strategy Development Priorities including the Ferniegair Community Growth Area (CGA). As the application site is located within the Ferniegair CGA the proposal conforms with the terms of Policy 1. As the proposal is for residential use and the application site is located within an area designated for housing under Policy 12 the proposal raises no policy issues and conforms with the terms of Policy 12.
- 6.5 With regard to the detailed design of the development, Policy 4 generally requires new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. It is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in both the Council's Masterplan Development Framework for the Ferniegair Community Growth Area and the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, window to window distances, rear garden depths, amenity open space and car parking provision. It is considered that the proposed development is of a high quality design incorporating a suitably high standard of materials and that it will be in keeping with the recent phases of new residential development in the surrounding area. The proposed buildings will be positioned a sufficient distance away from existing properties to ensure that there will be no adverse impact to those properties in terms of overshadowing or loss of privacy. It is, therefore, considered that the proposal meets the terms of the above policies and guidance.
- 6.6 Policy 14 states that development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:
- i placemaking,
 - ii mitigating greenhouse gases,
 - iii supporting biodiversity,
 - iv enhancing health and quality of life,
 - v providing water management including flood storage, and buffer strips,
 - vi providing areas for leisure activity, and
 - vii promoting active travel.
- 6.7 Policy 16 - Travel and Transport seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. As discussed, the site would be accessible by public transport as all dwellings would be located within close proximity of both the nearest bus route and Chatelherault train station and the development would be well integrated into existing walking and cycling networks. Roads and Transportation Services are satisfied that the proposal will not have an adverse impact on traffic flows or road safety and that a sufficient amount of car parking is being provided for the development. On this basis, it is considered that the proposal complies with the terms of Policy 16.
- 6.8 The proposals have been assessed by the relevant bodies in terms of Policy 17. With regard to flooding no adverse comments were raised subject to subject to conditions requiring the submission of a Flood Risk/Drainage Assessment for the Council's further approval and the provision of a sustainable urban drainage system (SuDS) within the site. In addition, Scottish Water has confirmed that they have no objections to the application. Conditions would be attached to any consent to ensure that the

development would be designed to sustainable urban drainage system requirements. It is, therefore, considered that the proposed development is in accordance with the Policy 17.

- 6.9 In summary, it is considered that the application conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. I would, therefore, raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 1, 4, 12, 14, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design.'

Michael McGlynn
Executive Director (Community and Enterprise Resources)

2 October 2017

Previous References

- ◆ HM/15/0043

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (Adopted 2015)
- ▶ Development Management, Place Making and Design Supplementary Guidance (2013)
- ▶ Residential Design Guide (2011)
- ▶ Neighbour notification letter dated 23.06.2017
- ▶ Press Advertisement, Hamilton Advertiser dated 06.07.2017

- ▶ Consultations
 - Roads Development Management Team 08/09/2017
 - Environmental Services [e-consult] 18/07/2017
 - Scottish Water 13/07/2017
 - Community - play provision/community contributions (Judith Gibb) 26/07/2017
 - Roads & Transportation Services (Flood Risk Management Section) 11/07/2017
 - Network Rail 12/07/2017

► Representations

Representation from : Danielle , 12 Buttercup Crescent, Ferniegair, Hamilton,
DATED 17/07/2017 17:29:10

Representation from : Jen McCorkell, DATED 24/08/2017

Representation from : Alana McGlynn, 8 Buttercup Crescent, Ferniegair , DATED
07/07/2017 17:57:24

Representation from : Miller Property Management Limited, 27 Bothwell Road,
Hamilton, ML3 0AS, DATED 14/09/2017

Representation from : Jennifer McCorkell, received via email, DATED 28/08/2017

Representation from : C Moffat, 14 Buttercup Crescent, Ferniegair, DATED
07/07/2017 20:17:32

Representation from : Margaret and Charles Zokas, 213L Carlisle Road,
Ferniegair, ML3 7TU, DATED 11/07/2017

Representation from : Danielle , 12 Buttercup Crescent, Ferniegair, Hamilton,
DATED 17/07/2017 17:25:04

Representation from : Jennifer McCorkell, received via email, DATED 31/08/2017

Contact for Further Information

If you would like to inspect the background papers or want further information, please
contact:-

Jim Blake

(Tel : 01698 453657)

E-mail: jim.blake@southlanarkshire.gov.uk

CONDITIONS

- 1 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 2 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 3 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 5 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 6 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 7 That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.
- 8 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 9 That no dwellinghouse shall be occupied until the site is served by a sewerage

scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

- 10 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 11 Details of the phasing of the development shall be submitted to the Council for approval, and no work shall begin until the phasing scheme has been approved in writing. Following approval, the development shall be implemented in accordance with the approved scheme.
- 12 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 13 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 14 That before the development hereby approved is completed or brought into use, an internal visibility splay of 2.4 metres by 25 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 15 The surface of all non-adopted driveways shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 16 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 17 That none of the garage driveways shall have a gradient in excess of 1:10.
- 18 That all dwellinghouses with garages shall have driveways with a minimum length of 6 metres measured from the heel of the footway/service strip and the first 2 metres of each driveway as measured from the heel of the footpath shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 19 The scheme for the mitigation of noise shown in the Report on Supermarket Noise by Charlie Fleming Associates dated 9 December 2013 shall be implemented prior to the development being brought into use and where appropriate, shall be maintained in accordance with the scheme to the satisfaction of the Council as Planning Authority. The internal noise limits of 30 dB(A) daytime and 25 dB(A) at night, as stated within the assessment, shall

apply.

- 20 (a) Remediation of the site shall be carried out in accordance with the remediation plan, Johnson, Poole & Bloomer Remediation Strategy document dated July 2015, prior to the proposed development being brought into use. Any amendments to the remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council, confirming that the works have been carried out in accordance with the remediation plan and that the works have successfully reduced these risks to acceptable levels.
- (c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then be submitted to and approved in writing by the Council as Planning Authority.
- 21 That before any of the dwellinghouses hereby approved are occupied, details for the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority and thereafter maintained all to the satisfaction of the Council.
- 22 That prior to any works taking place on site, a Habitat Survey will be submitted for approval to the Council as Planning Authority. Following approval, any recommendations of the Habitat Survey will be fully implemented to the satisfaction of the Council as Planning Authority.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 These details have not been submitted or approved.
- 3.1 In order to retain effective planning control
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 In the interests of the visual amenity of the area.
- 6.1 In the interests of amenity.
- 7.1 To retain effective planning control and safeguard the amenity of the area.
- 8.1 In order to retain effective planning control
- 9.1 To ensure the provision of a satisfactory sewerage system
- 10.1 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for

on-site and off-site flooding.

- 11.1 In the interests of amenity and in order to retain effective planning control.
- 12.1 In the interest of public safety.
- 13.1 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 14.1 In the interest of road safety.
- 15.1 In the interest of public safety.
- 16.1 To ensure the provision of a satisfactory land drainage system.
- 17.1 In the interest of public safety
- 18.1 In the interest of public safety
- 19.1 To safeguard the amenity of the area.
- 20.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 21.1 To safeguard the amenity of the area.
- 22.1 To safeguard the amenity of the area.

HM/17/0312

Carlisle Road, Ferniegair, Hamilton

Planning and Building Standards

Scale: 1: 5000

For information only



For information only